085.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,600 / 830,600
					USE VALUE:	830,600 / 830,600
					ASSESSED:	830,600 / 830,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVER NATHANIEL
Owner 2:	SILVER KRISTINA H F
Owner 3:	
Street 1:	3 CRESCENT HILL AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HERTLI SEBASTIAN J & ANDREA R -
Owner 2:	-
Street 1:	3 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Aluminum Exterior and 1808 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	416,900	4,200	409,500	830,600
Total Card	0.126	416,900	4,200	409,500	830,600
Total Parcel	0.126	416,900	4,200	409,500	830,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.34 /Parcel: 459.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54041

GIS Ref

GIS Ref

Insp Date 08/30/18

!6975!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	416,900	4200	5,500.	409,500	830,600		Year end	12/23/2021
2021	101	FV	404,100	4200	5,500.	409,500	817,800		Year End Roll	12/10/2020
2020	101	FV	404,100	4200	5,500.	409,500	817,800	817,800	Year End Roll	12/18/2019
2019	101	FV	300,300	4200	5,500.	403,600	708,100	708,100	Year End Roll	1/3/2019
2018	101	FV	287,500	3200	5,500.	310,000	600,700	600,700	Year End Roll	12/20/2017
2017	101	FV	285,300	3200	5,500.	292,500	581,000	581,000	Year End Roll	1/3/2017
2016	101	FV	285,300	3200	5,500.	269,100	557,600	557,600	Year End	1/4/2016
2015	101	FV	269,200	3200	5,500.	251,500	523,900	523,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:48:49

LAST REV

Date	Time
09/12/18	14:41:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6975

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERTLI SEBASTIA	64855-239		1/30/2015		732,000	No	No		
KLEIN NEAL,	55015-409		7/20/2010		529,000	No	No		
	18271-437		6/1/1987		226,000	No	No		Y

USER DEFINED

Prior Id # 1:	54041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/1992	659	Manual	1,500					WOOD BURNING STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Missed Appt.	PH	Patrick H
8/30/2018	MEAS&NOTICE	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
12/16/2008	Meas/Inspect	336	PATRIOT
3/9/2000	Inspected	264	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.06	6									409,501						409,500	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	409,501	Spl Credit		Total:	409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26260209
Const Adj.:	0.99732524
Adj $ / SQ:	163.699
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467354
Depreciation:	50474
Depreciated Total:	416880

COMMENTS

OF=SINK IN BMT, FRPL NOW WOODSTOVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

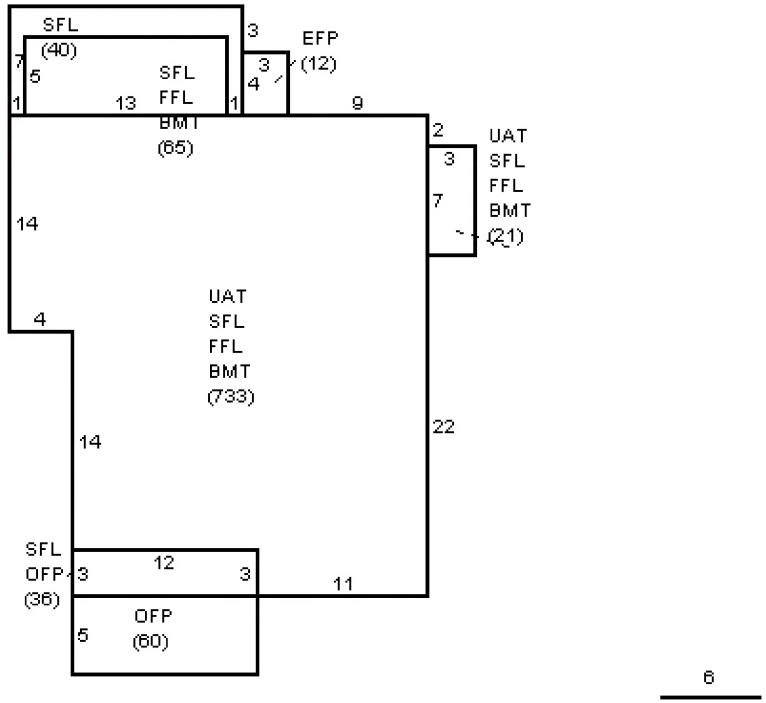
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.07
Special Features:	0	Val/Su Net:	147.31
Final Total:	416900	Val/Su SzAd	243.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	895	163.700	146,511
BMT	Basement	819	49.110	40,221
FFL	First Floor	819	163.700	134,070
UAT	Upper Attic	189	90.030	16,972
OFP	Open Porch	96	33.600	3,225
EFP	Enclos Porch	12	72.410	869

Net Sketched Area:	2,830	Total:	341,868

Size Ad	1714	Gross Area	3395	FinArea	1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	FR	1930	24.47	T	50	101			3,200			3,200
19	Patio	D	Y	1	12X26	A	AV	2015	3.45	T	5	101			1,000			1,000

PARCEL ID

085.0-0006-0013.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200